

# ENCINO RIO LAND

SAN ANTONIO, TX | US 281 AND ENCINO ROAD



- Excellent visibility to 281 with over 100,467 VPD
- Two existing curb cuts off of 281
- Phase I US 281 expansion [1604 to Stone Oak Parkway] has commenced
- Cross access to Encino Rio
- Flexible Landlord that will consider ground lease, build-to-suit, sale, or construction of retail

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2017 Population	6,332	79,170	193,519
2017 Daytime Population	7,939	80,896	169,030
% Pop Growth 2017-2022	12.5%	11.8%	10.0%
2017 Average HH Income	\$110,607	\$115,829	\$115,873
2017 Median HH Income	\$95,702	\$93,532	\$91,726

## TRAFFIC COUNTS:

US 281: 100,467 VPD  
Encino Rio: 13,456 VPD

AVAILABILITY: 9.39 ACRES  
[WILL SUBDIVIDE]

FOR SALE OR LEASE

RATES: PLEASE CALL FOR  
PRICING AND RENT

AREA RETAILERS:

**H-E-B**  
plus!

**LIFETIME**  
FITNESS

**WAL\*MART**

**COSTCO**  
WHOLESALE

**Chick-fil-z**

THE ORIGINAL  
**TACO CABANA**  
MEXICAN PASTO CAFE

**IN-N-OUT**  
BURGER

**GOLD'S GYM**

**THE HOME DEPOT**

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**MATT SQUIRE**

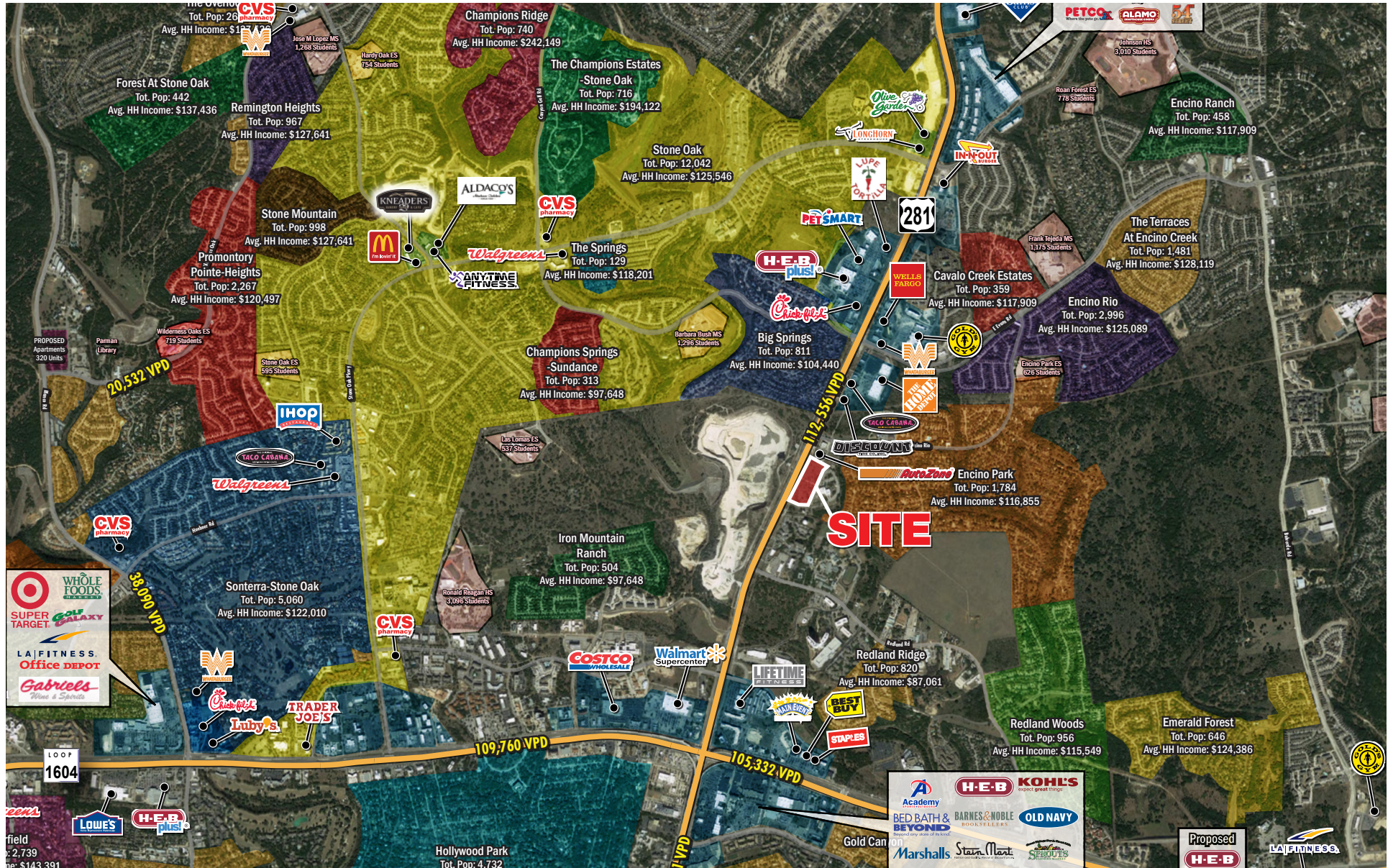
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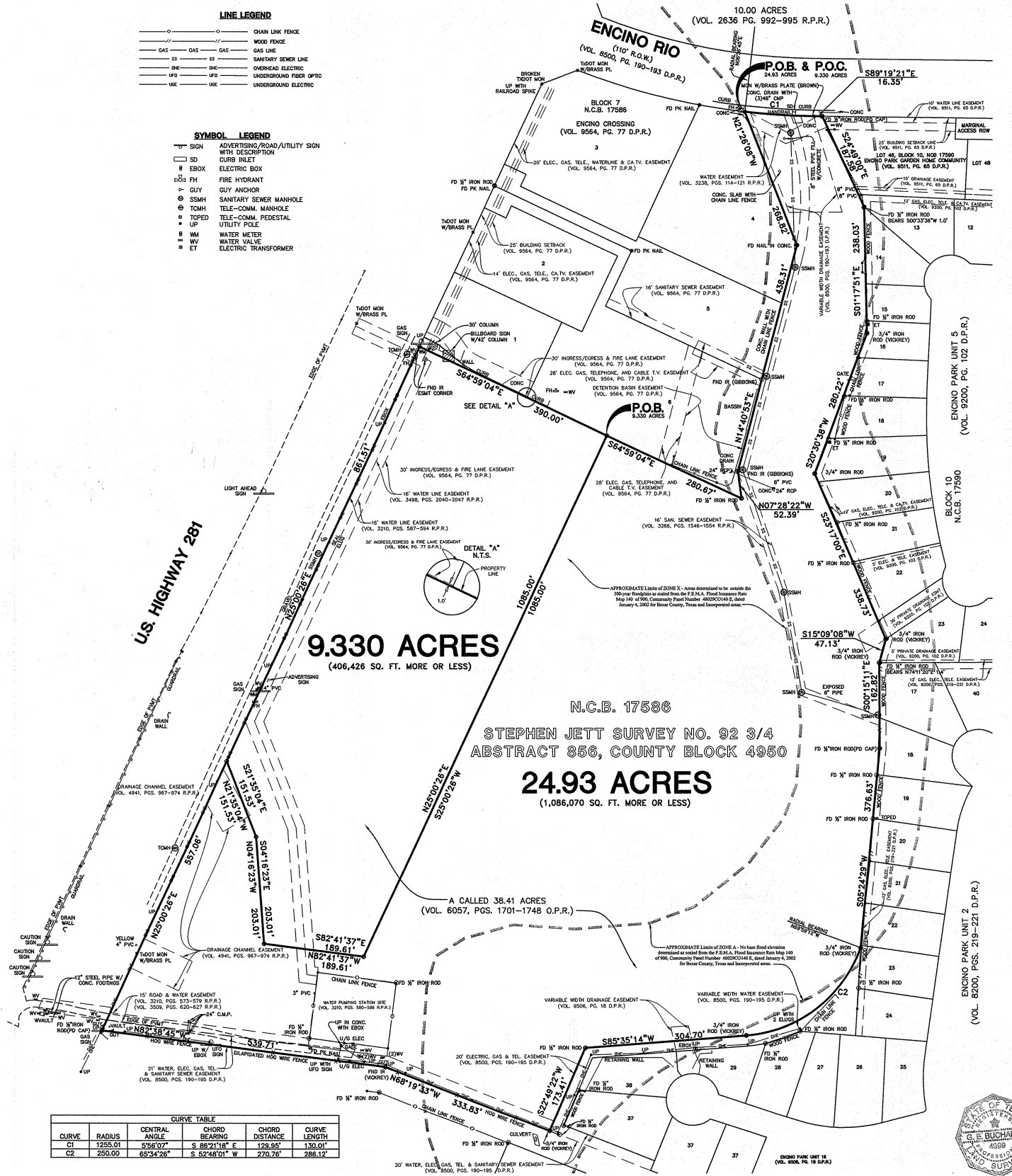
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### LINE LEGEND

○	○	CHAIN LINK FENCE
—	—	WOOD FENCE
—	—	GAS LINE
—	—	SANITARY SEWER LINE
—	—	OVERHEAD ELECTRIC
—	—	UNDERGROUND FIBER OPTIC
—	—	UNDERGROUND ELECTRIC

### SYMBOL LEGEND

△	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
□	CURB INLET
■	ELECTRIC BOX
⊕	FIRE HYDRANT
⊙	GUY ANCHOR
⊗	SANITARY SEWER MANHOLE
⊕	TELE-COMM. MANHOLE
⊕	TELE-COMM. PEDESTAL
⊕	UTILITY POLE
⊕	WATER METER
⊕	WATER VALVE
⊕	ELECTRIC TRANSFORMER



CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	1285.01	53°46'07"	S 88°21'18" E	129.95'	130.01'
C2	250.00	63°34'26"	S 52°48'01" W	270.76'	288.12'

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